



Indiana Department of Environmental Management  
Office of Water Quality  
Wetlands Section

Publication Date:  
May 2, 2011

Closing Date:  
June 1, 2011

IDEM ID Number:  
2011-191-30-AMM-A

Corps of Engineers ID Number:  
Not Applicable

## PUBLIC NOTICE

**To all interested parties:**

This letter shall serve as a formal notice of the receipt of an application for a **State Isolated Wetland Individual Permit** by the Indiana Department of Environmental Management (IDEM). The purpose of the notice is to inform the public of active applications submitted for permits required under IC 13-18-22 and to solicit comments and information on any impacts to water quality related to the proposed project. IDEM will evaluate whether the project complies with Indiana's water quality standards as set forth at 327 IAC 2 and all applicable provisions of IC 13-18-22.

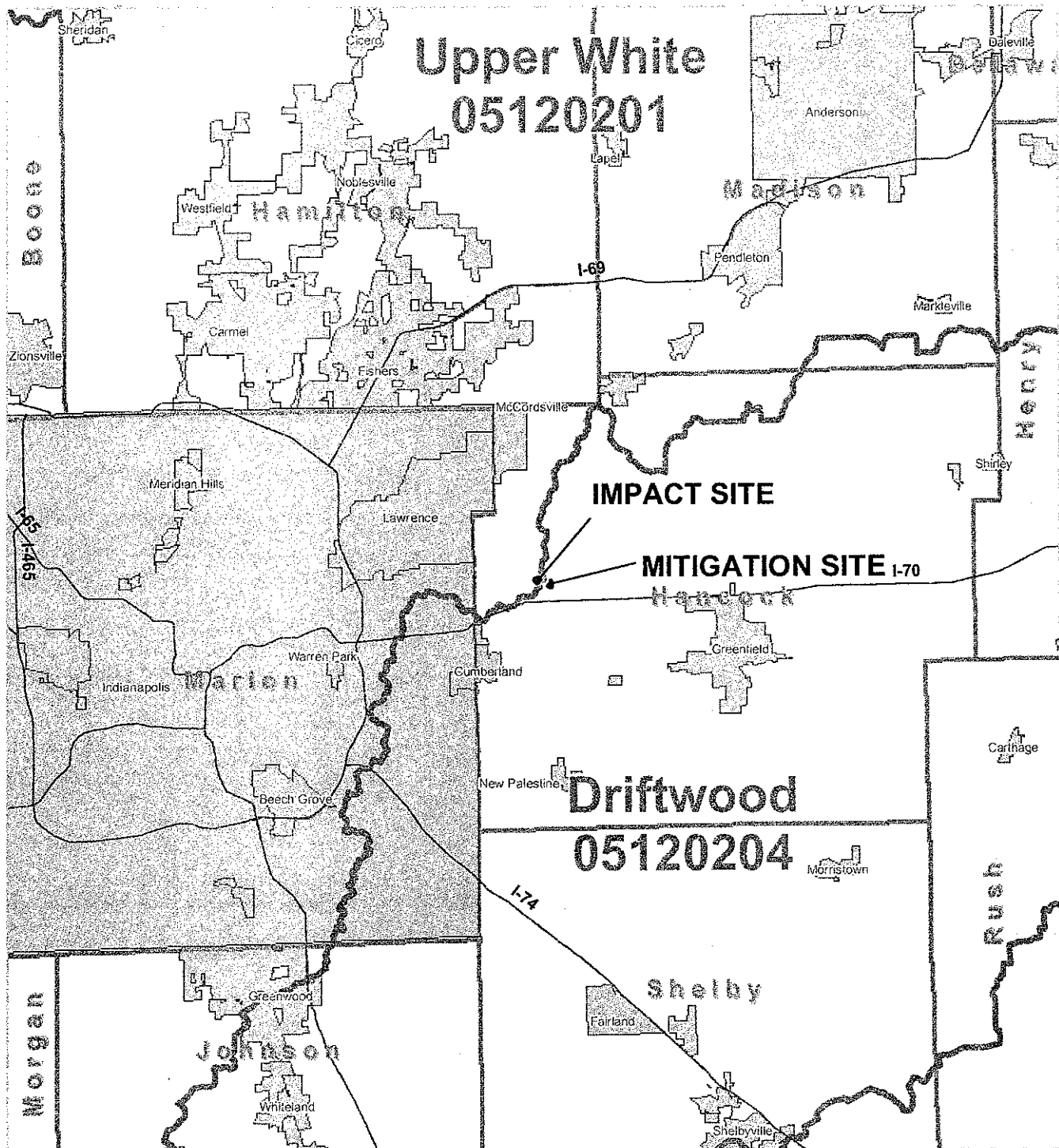
- |                      |  |                  |   |
|----------------------|--|------------------|---|
| <b>1. Applicant:</b> | Mr. Terry Hebert<br>Park 70 Partners, LP<br>6100 West 96 <sup>th</sup> St, Ste 250<br>Indianapolis, IN 46278 | <b>2. Agent:</b> | Mr. Marc Walters<br>JFNew, File 1004024.00<br>3901 Industrial Blvd.<br>Indianapolis, IN 46254 |
|----------------------|--|------------------|---|
- 3. Project location:** Section 18, Township 16 North, Range 13 East, Greenfield USGS Quad, Hancock County.  
Travel 2 miles east on West CR 300 N from its intersection with North CR 600 W, in Mt. Comfort Business Park.
- 4. Affected waterbody:** Isolated wetlands.
- 5. Project Description:** The applicant proposes to impact 1.0 acres of class I isolated emergent wetlands, 1.8 acres of class II isolated emergent wetlands and 3.6 acres of class II isolated forested wetlands. Proposed impacts include filling and grading the site in preparation for the construction of an approximately 500,000 sq ft warehouse and associated parking lots. As compensatory mitigation the applicant is proposing to construct on-site, **up-front** mitigation wetlands using a 1:1 ratio. The mitigation wetlands will include 2.5 acres of emergent and 3.9 acres of forested wetlands. If the applicant chooses to impact the isolated wetlands before the mitigation wetlands are deemed successful, they will be required to provide compensatory mitigation in accordance with the standard isolated mitigation ratios established in 327 IAC 17-1-5.

**Comment period:** Any person or entity who wishes to submit comments or information relevant to the aforementioned project may do so by the closing date noted above. Only comments or information related to water quality or potential impacts of the project on water quality can be considered by IDEM in the state isolated wetland permit review process.

**Public Hearing:** Any person may submit a written request that a public hearing be held to consider issues related to water quality in connection with the project detailed in this notice. The request for a hearing should be submitted within the comment period to be considered timely. The request should also state the reason for the public hearing as specifically as possible to assist IDEM in determining whether a public hearing is warranted.

**Questions?** Additional information may be obtained from Mr. Aaron McMahan, Project Manager, at 317-234-6351. Please address all correspondence to the project manager and reference the IDEM project identification number listed on this notice. Indicate if you wish to receive a copy of IDEM's final decision. Written comments and inquiries may be forwarded to –

Indiana Department of Environmental Management  
100 North Senate Avenue  
MC65-42 WQS IGCN 1255  
Indianapolis, Indiana 46204-2251  
FAX: 317/232-8406

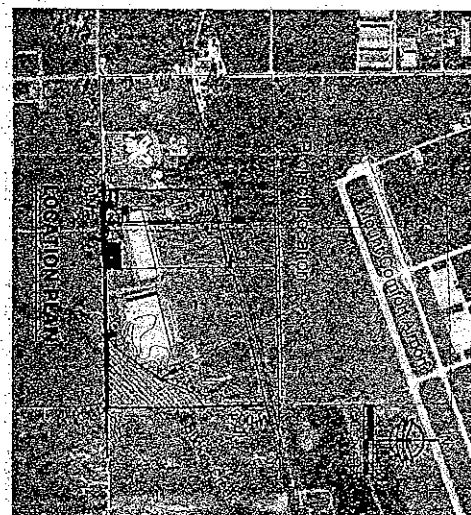
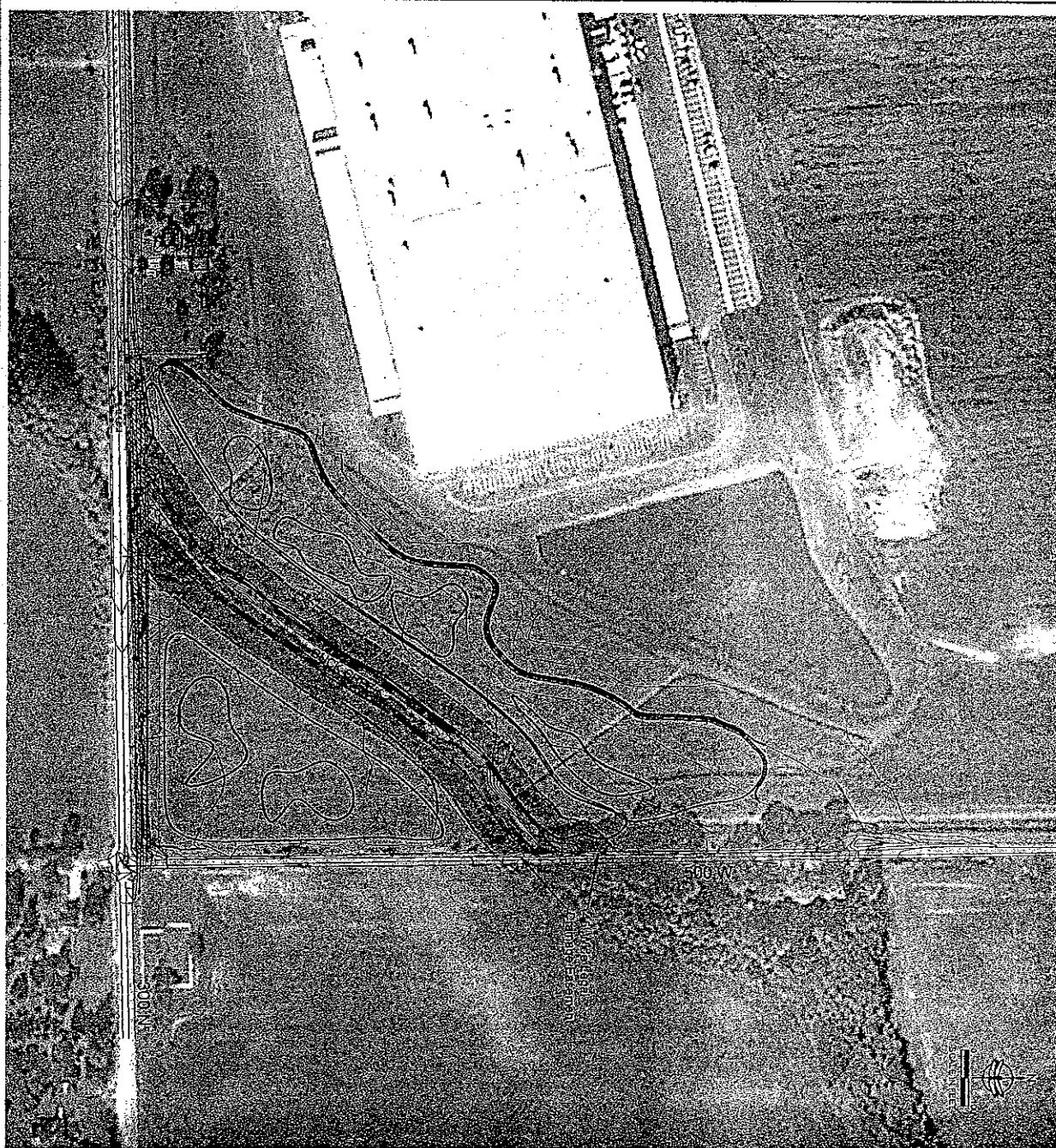


The information presented in this map document are advisory and intended for reference purposes only.  
Coordinate System: NAD\_1983\_UTM\_Zone\_18N






Source:

Watershed Units USGS  
URL: <http://data.gateway.nrcs.usda.gov/>

-  Project Location
-  8 Digit Watershed



**Legend**

-  Proposed Contour  
 Existing Contour  
 Forested Wetland Boundary  
 Emergent Wetland Boundary  
 Legal Drain Easement Boundary

Beauregard Survey Provided By: Beauregard Construction  
2010 Hancock County Aerial - NITCS Coastal Dye Company  
Info@aerialsurvey.com, 707.526.6200

[illegible]

**Corporate Headquarters**  
708 Fairview Road  
Waukegan, Illinois 60059  
815/861-3400

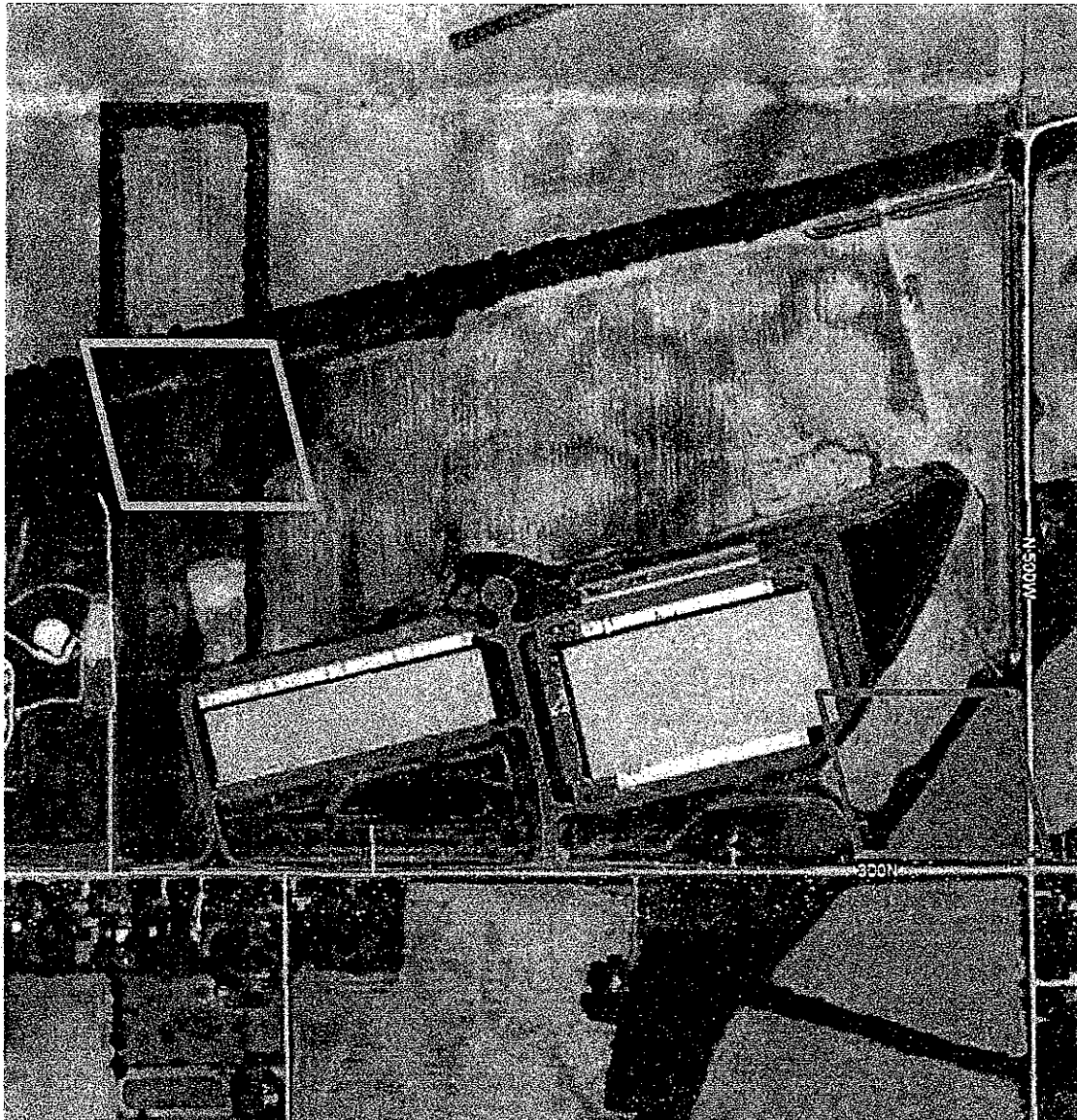
**Carfax Systems**  
2501 Industrial Boulevard  
Indianapolis, Indiana 46254  
317/289-1082

Site Layout - Proposed Conditions  
Park 70 Partners, LP  
Access 70 Mitigation Site  
Hancock County, Indiana

DRAWN BY:	JF
DESIGNED BY:	MFR
DATE:	APR 20
JOB NO:	100-00

**DRAWING NO.**

3 OF 9



Source:  
GoogleEarth Imagery

### Legend



*Proposed Impact Site*



*Proposed Mitigation Site*

**Figure 4: Tract History Aerial 2010**  
**Axcess 70**  
**Park 70 Partners, LP**  
**Hancock County, Indiana**

March 2011  
 File No. 1004024.00

Not to Scale



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[www.jfnew.com](http://www.jfnew.com)